

NHC HealthCare, Springfield, MO
30 Bed Addition
Project Budget Assumptions

The subject project is a 30 bed addition which will result in a net addition of 26 beds to the existing 120 bed licensed nursing facility. Four of the 30 new private rooms will be used to accommodate beds transferred from four (4) existing semi private rooms in the facility.

Construction costs assumptions have been provided in the original submittal.

Architectural/Engineering Fees. Total estimated fees are \$330,400. The majority of the A&E fees are for contract fee with Johnson+Bailey Architects (4.6% of construction costs plus \$8,000 expense allowance) or \$248,500. The estimates for the remaining fees are \$81,900 for civil engineer, landscape architect, test & balance, and materials testing and inspections. Estimates are based on past experience with these disciplines.

Other Equipment. Total other equipment costs are estimated at \$439,400. This category includes moveable equip (FF&E) @ \$334,000, kitchen @ \$25,000, laundry @ \$46,000, and other miscellaneous equipment. NHC's interior design department will provide moveable equipment and the balance will be supplied by third parties, the majority of whom we have purchasing agreements with.

Land costs. The land on which the proposed project is to be constructed was acquired before the original building was constructed. Therefore, this budget assumes that the improvements will impact two (2) acres of the existing site. The value assigned to the 30 bed addition was \$97,500 per acre. NHC used the 2014 assessed value per the County/City property taxes.

Consultant/legal fees. A \$10,000 allowance was provided in the budget. NHC only anticipates using an attorney for the CON application. It does not foresee a need for consultants or lawyers for the project's development at this time. However, we included funds for this contingency should the need arise.

Interest during construction. Estimated at \$126,000. NHC finances its capital project's from internal cash flow supported by a bank line of credit. The line of credit has a cost equal to the 30 day LIBOR + 70 basis points. Interest during construction was projected based on an 11 month construction schedule, 4% interest rate, and assumed average balance of 50% of total costs over this period.

Other costs. Total other costs are estimated at \$411,100 as discussed below:

Construction contingency- \$227,100 or 5% of projected construction costs.

Impact/tap fees - \$75,000 allowance.

Other/ miscellaneous costs-\$59,000 for administrative costs, permits and fees, geotechnical fees, project management, and other miscellaneous expenses.

Landscape costs- A \$50,000 allowance is provided to landscape new addition. The estimate is based on previous experience with similar projects.

Springfield, MO

GREENE COUNTY REAL ESTATE TAX STATEMENT

TAX YEAR 2014

Collector of Revenue
940 Boonville
Springfield, MO 65802

If Paid On Time (by Dec 31, 2014) \$24324.76

Make check payable to: Collector of Revenue, Scott Payne

Tax ID Number: 88-18-02-209-029

PIN Number: 485298 (For Internet Payments)

HEALTH CARE REALTY OF MACON LP ETAL
% JEM CATERERS
1395 BEACH ST
ATLANTIC BEACH, NY 11504

If Paid Late (After Dec 31, 2014)

If Paid in Jan 2015	\$26548.05
If Paid in Feb 2015	\$27068.59
If Paid in Mar 2015	\$27589.15
If Paid in Apr 2015	\$28109.69
If Paid in May 2015	\$28630.24
If Paid in Jun 2015	\$29150.79
If Paid in Jul 2015	\$29671.35
If Paid in Aug 2015	\$30191.89
If Paid in Sep 2015	\$30712.45



Tue Nov 18 2014

Please return top portion of this statement with your payment

GREENE COUNTY REAL ESTATE TAX DETAIL

TAX YEAR 2014

Collector of Revenue
940 Boonville
Springfield, MO 65802

HEALTH CARE REALTY OF MACON LP ETAL
% JEM CATERERS

Tax ID Number: 88-18-02-209-029

PIN Number: 485298 (For Internet Payments)

Property Address: 2800 S FORT AVE

Before You Mail:

- 1) Proofread statement for accuracy.
- 2) Print Tax ID number(s) on your check.
- 3) Make any address corrections on back of return portion of bill.
- 4) Be sure to pay the exact amount, no partial payments accepted.
- 5) Carefully cut or tear along the above line and return the top portion of the bill.

6) If you wish to pay online, use your PIN number from last year's statement, or call the Collector's Office at (417) 868-4036.

Where Your Taxes Go

Springfield R12 school district	\$18108.15
City of Springfield	\$ 2740.75
Library	\$ 1099.32
Vocational College Tax	\$ 664.40
County General Revenue	\$ 572.79
Road	\$ 572.79
County Senior Citizens' Services	\$ 222.36
County Developmental Disability Programs	\$ 210.79
State of Missouri	\$ 133.41
On Time Amount Due	\$24324.76

Legal Description (4.5600 acres)

4.56A M/L BEG 1653.66 FT N & 30 FT E SW COR
SE1/4 NE1/4 2/28/22 E 444.65 FT S446.72 FT W
444.65 FT N 446.72 FT TO BEG 2/28/22

Residential Assessed Value \$444710.00

Total Assessed Value \$444710.00

Value per acre \$97,528

Value of LAC \$195,000